067.A	0003	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,054,000	/	1,054,000
USE VALUE:	1,054,000	/	1,054,000
ASSESSED:	1,054,000	/	1,054,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		IVY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELLANTONI MATTHEW J &
Owner 2:	BELLANTONI DEBRA WOOD
Owner 3:	
Street 1:	8 IVY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOVE JUDITH -
Owner 2:	-
Street 1:	8 IVY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,585 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2812 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10585.000	537,700		516,300	1,054,000
Total Card	0.243	537,700		516,300	1,054,000
Total Parcel	0.243	537,700		516,300	1,054,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.89 | /Parcel: 374.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
128800			05/27/14

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0019.0

!5810!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	537,800	0	10,585.	516,300	1,054,100	1,054,100	Year End Roll	12/18/2019
2019	101	FV	402,500	0	10,585.	479,400	881,900	881,900	Year End Roll	1/3/2019
2018	101	FV	402,500	0	10,585.	479,400	881,900	881,900	Year End Roll	12/20/2017
2017	101	FV	402,500	0	10,585.	420,400	822,900	822,900	Year End Roll	1/3/2017
2016	101	FV	412,100	0	10,585.	383,500	795,600	795,600	Year End	1/4/2016
2015	101	FV	396,100	0	10,585.	339,300	735,400	735,400	Year End Roll	12/11/2014
2014	101	FV	151,700	0	10,585.	320,800	472,500	472,500	Year End Roll	12/16/2013
2013	101	FV	151,700	0	10,585.	305,300	457,000	457,000		12/13/2012

PRINT

Date	Time
12/10/20	20:38:56

LAST REV

Date	Time
06/06/17	10:05:17

mmcmakin

USER DEFINED

Prior Id # 1:	128800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5810

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVE JUDITH,	62868-89		10/31/2013	Change>Sale	487,500	No	No		
	21262-446		7/1/1991		186,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2014	684	Redo Bas	8,000					
1/30/2014	71	Addition	260,000	O				
1/23/2014	55	Manual	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2014	Info Fm Prmt	PC	PHIL C
5/27/2014	Measured	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
2/7/2014	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	345	PATRIOT
1/5/2000	Inspected	263	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10585		Sq. Ft.	Site		0	70.	0.70	12									516,287						516,300	

Total AC/HA:	0.24300	Total SF/SM:	10585	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	516,287	Spl Credit		Total:	516,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11874998
Const Adj.:	0.98990101
Adj $ / SQ:	138.431
Other Features:	138886
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563674
Depreciation:	25929
Depreciated Total:	537745

COMMENTS

SCUTTLE HOLE. OF= SINK IN BMT. WATER ISSUES IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 3				HB		

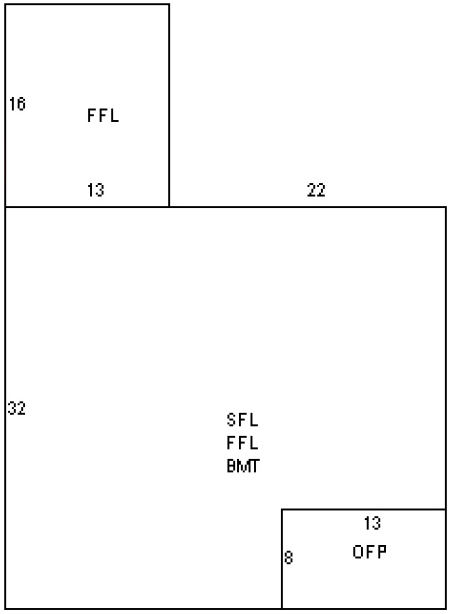
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.27
Special Features:	0	Val/Su Net:	173.12
Final Total:	537700	Val/Su SzAd	240.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	138.430	169,440
SFL	Second Floor	1,016	138.430	140,646
BMT	Basement	762	78.910	60,126
OFP	Open Porch	104	32.040	3,332

Net Sketched Area:	3,106			Total:	373,544
Size Ad	2240	Gross Are	3360	FinArea	2812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: